

## Jubilee Street, NN14 6BJ



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.



## Jubilee Street, NN14 6BJ

- Two Bedroom Plus Study
- Very well presented
- Gas Central Heated
- Upvc Double Glazed
- Re-fitted Kitchen with integrated appliances
- Approx floor area; 70 sq.m (753 sq.ft)

PRICE  
£180,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Very well presented two bedroom PLUS 11' x 4'5 (3.35m x 1.35m) Cot Room/Study terraced property situated on the southern side. The property also benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises of living room, impressive re-fitted kitchen/diner with integrated Cooking facilities, fridge/freezer and dishwasher. First floor landing, two bedrooms, cot room/study and re-fitted bathroom. Outside offers front court and rear garden.

Approx floor area; 70 sq.m (753 sq.ft)

**ENTRANCE**

Via opaque Upvc double glazed panelled door to Lounge/Sitting Room

**LOUNGE/SITTING ROOM**

14'9 x 11'2 (4.50m x 3.40m )  
Having Upvc double glazed window to front overlooking green area, arch display alcoves, double panelled radiator, walk through to Inner Hallway

**INNER HALLWAY**

Having stair case raising to first floor landing and walk through to refitted Kitchen/Dining Room

**KITCHEN/BREAKFAST ROOM**

14'9 x 11'2 (4.50m x 3.40m )  
Refitted kitchen with stylish high and base level cupboard units with drawer space and work tops having tiled surrounds, integrated dishwasher and fridge/fridge freezer into handy under stairs alcove, built in oven, hob and extractor and additional appliance space with plumbing for automatic washing machine, Upvc double glazed window and door to rear garden

**LANDING**

Having panelled doors to refitted Bathroom, Two Double Bedrooms and useful Cot Room/Study, loft hatch

**DOUBLE BEDROOM ONE**

11'2 x 6'10 (3.40m x 2.08m )  
Having double glazed window to front and single panelled radiator under

**DOUBLE BEDROOM TWO**

8'6 x 7'10 (2.59m x 2.39m )  
Having double glazed window to front and single panelled radiator under

**COT ROOM/STUDY**

11'1 x 4'3 (3.38m x 1.30m )  
Having double glazed window to rear and laminated wood block style flooring

**BATHROOM**

8'2 x 5'7 max (2.49m x 1.70m max )  
Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with tiled surrounds and shower over, opaque double glazed window to rear and single panelled radiator, airing cupboard housing hot water tank and shelving over

**OUTSIDE FRONT**

Front court with small path to entrance door

**OUTSIDE REAR**

the rear garden is mostly paved for low maintenance and staggered from the rear door, outbuilding (in need of some repair)

